



OFFICE OF THE MAYOR
CITY OF CHICAGO

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CONTACT

Mayor's Press Office

312.744.3334

press@cityofchicago.org

Department of Planning and Development (DPD)

312.744.9267

City Support Would Preserve Marshall Hotel as Affordable SRO Housing

The 10th building preserved under City's Single Room Occupancy (SRO) Preservation Initiative would be secured through a \$5 million multi-family loan introduced to City Council today by Mayor Rahm Emanuel.

The Marshall Hotel at 1232 N. LaSalle St. would be rehabilitated for residents earning up to 60 percent of the area median income through the low-interest loan, which would be applied toward building rehabilitation costs. The Chicago Housing Authority would also support the work with project-based vouchers for each unit for the next 30 years.

The \$31.8 million, 90-unit project by the Michaels Development Co. would include new mechanical systems and windows, roof and facade repairs, and interior modifications to create private bathrooms and kitchens within each unit.

The City's SRO initiative was formalized in late 2014 by the Emanuel administration, which worked with the Chicago for All Coalition and other housing advocacy groups to create an ordinance that protects and generates funds to help preserve SRO buildings. More than 1,250 units have been preserved through the initiative to date.

Built in 1927 and designed by architect Edmund Meles, the Marshall Hotel features arched corridors, terrazzo flooring, and textured plaster walls. It was nominated for the National Register of Historic Places by the Commission on Chicago Landmarks earlier this year.

Other funding for the project includes \$1.5 million in Low Income Housing Tax Credits from the Illinois Housing Development Authority (IHDA), a \$2 million IHDA loan, \$3 million in historic tax credit equity, and a \$7.4 million private mortgage loan.

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\$7.1 Million in Small Business Grants Proposed For West and South Side Business Corridors

Up to \$7.1 million in grant funding would be made available to small businesses on the West and South sides through a proposal introduced to City Council today by Mayor Rahm Emanuel.

The funds would be allocated through the City's Small Business Improvement Fund (SBIF), which provides matching grants up to \$150,000 for building repair and remodeling work in eligible Tax Increment Financing (TIF) districts.

The proposal would allocate \$1.5 million toward existing SBIF programs in the Belmont/Central TIF district; \$1 million each in Avalon Park/South Shore, Galewood/Armitage, and Pulaski Corridor TIF districts; \$750,000 in the Midwest TIF district; \$500,000 each in the Commercial Avenue, Belmont/Cicero, Western/Ogden; and \$400,000 in the Division/Homan TIF district.

SBIF grants cover a range of building improvements including HVAC systems, masonry, facades, handicap accessibility, interior renovations, and other upgrades. The assistance is provided upon project completion and does not have to be repaid.

The SBIF program operates in 94 of the City's 147 TIF districts, which are designated areas that allocate local property tax growth for improvement projects within their borders.

For district maps and related information, visit cityofchicago.org/TIF.

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Open Space Project Proposed for West Town

A new public park would be developed on City-owned land in West Town through a financial proposal introduced today to City Council by Mayor Rahm Emanuel.

Planned as passive open space on the southwest corner of the Milwaukee Avenue and Erie Street, the nearly one-acre park would be designed and constructed through \$643,000 in Open Space Impact Fees. The funds would be equally split toward environmental cleanup and landscaping costs.

The site, located near an Ontario Street feeder ramp to I-90/94, would be transferred to the Chicago Park District following the completion of the work.

Open Space Impact Fees are generated by new residential development projects to accommodate open space needs within the City's 77 community areas.

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City Assistance Would Preserve 97 Affordable Units on the Northwest Side

Albany Park's 97-unit Mayfair Commons apartment building would be rehabilitated and preserved for seniors through a financial proposal introduced to City Council today by Mayor Rahm Emanuel.

The \$12.3 million project by MC Blue LP at 4400 W. Lawrence Ave. would include a new roof, windows, air conditioning, and energy efficient updates to each apartment.

City support would include up to \$6 million in Housing Revenue Bonds, a \$3.6 million loan, and \$280,000 in Low Income Housing Tax Credits that would generate \$2.8 million in equity for the project.

Additionally, a \$500,000 allocation by the Chicago Low Income Housing Trust Fund would reduce rents on 13 of the units to support tenants earning less than 30 percent of area median income (AMI). The remaining units would continue to be leased to tenants earning up to 60 percent AMI.

The six-story complex, built with City assistance in 1996, includes a community room, a tenant lounge, and onsite management office.

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Property Tax Incentives Would Support Rehab of Original Chicago Historical Society

A Class L property tax incentive would support the \$22.4 million rehabilitation of the former Chicago Historical Society building at 632 N. Dearborn St. The incentive would support roof and masonry repairs, new building systems, new elevators, the addition of four new exit stairways, and a new sign.

Completed in 1892, the 30,000-square-foot building was designed in the Romanesque Revival style by architect Henry Ives Cobb. It was designated an official Chicago landmark in 1997. Former uses of the building include the Castle, Excalibur and Limelight night clubs. Today owned by 632 N. Dearborn Resco LLC, the building is planned to become a nightclub and restaurant.

The Class L incentive, which lowers the property tax rate on designated City Landmarks undergoing significant rehabilitation, would reduce property taxes on the building by \$2.5 million over the next 12 years.

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